

ST AUGUSTINE SHORES SERVICE CORPORATION BOARD MEETING

JANUARY 8, 2015

The St. Augustine Shores Service Corporation's Board of Directors meeting was called to order by President Jerry Zinn at 7:00 P.M. Present: Vice President Winston Burrell, Treasurer Claire Lorbeer, Director Jim Priester, Director Sue Chitwood and Secretary Rachel Diamond. Absent: Director Chance Hines. Quorum Established

The Invocation was given by General Manager Smith followed by the Pledge of Allegiance.

Approval of the Minutes – December 11, 2014.

Motion:

Director Chitwood made a motion to accept the minutes as presented. Seconded By Treasurer Lorbeer. Unanimous. The motion carried.

Treasurers Report – Read by Treasurer Lorbeer accepted for audit.

General Manager Smith detailed the major expense items on the report.

Board Discussion.

General Manager Smith presented two collection issues.

ACC Report – Jerry Zinn

The ACC Committee had 1 meeting in the month of December.

The ACC Committee approved:

1 fence

1 pergola

1 new home

2 sheds

Total approved YTD 123

Managers' Report - Joseph H. Smith III

Old Business

First of the year legal status.

Attorney Jeremiah Mulligan, Rumrell, McLeod and Brock, P.A., gave a favorable status report on recovery of collections for accounts handled by their Firm.

Mulligan gave a favorable report on requested staff changes and accounting procedures.

Mulligan applauded General Manager Smith on his leadership.

Board Discussion.

Update on pool remarcite project.

General Manager Smith gave a status report on the project and presented the schedule for completion.

Status Bid solicitation pool bath house renovation project.

General Manager Smith explained that he had solicited three sealed bids for the project that are due in by January 14, 2015 at 2:00 p.m. JTN Construction and Maintenance Services St Johns County, Core Engineering Duval County, and Redstone Construction St. Johns County.

General Manager Smith requested a Special Board meeting to present the sealed bids.

Meeting set for January 14, 2015 6:00 p.m.

Important Dates to be aware of.

General Manager Smith reiterated some document mandated dates.

New Business

Wildflower Meadow cutting.

Wildflower Meadow Committee Chair Treasurer Lorbeer explained the mowing at the meadow.

ACC Board involvement with Major Mod by Deltona.

Mark Brett and Mark Shelton with Kimley – Horn along with George Thanos, Deltona Corporation explained the setback variance request for 14 new homes in Unit 7 St. Augustine Shores. This Major Modification request is scheduled on the agenda for the St. Johns County Planning and Zoning Departments meeting January 15, 2015.

Board Discussion

Budget Status.

General Manager Smith informed the Board on progress of the 2015 – 2016 Budget and presented a preliminary schedule for completion.

Fence Project seeks board variance.

167 Phoenetia Drive asking for a variance to build a fence forward of the rear of the structure.

Motion:

Director Priester made a motion to grant the variance for the fence. Seconded by Secretary Diamond. Unanimous. The motion carried.

Deed Restriction Report.

General Manager Smith provided a Deed Violation packet to each Board member that included the initial report of the violations, a printed copy of the entry into the Pride system, a printed copy of the follow up detail from the County Code Enforcement Department and a follow up report on violations reported in the prior month. Smith explained the process.

Board Discussion

Members input

Michael Gregory 979 Dorado Drive

He inquired about Deed Restriction violations and the Governing Documents.

Directors Comments:

Director Priester inquired about door to door solicitors.

Treasurer Lorbeer discussed cars parked on the sidewalk and enforcement of our Governing Documents.

She discussed communication concerns from homeowners to those leasing.

Secretary Diamond inquired about the pier staining project and wood replacement.

Director Priester made a motion that we adjourn the meeting.

Meeting Adjourned.

President

Secretary